



7821 TAYLOR RD, REYNOLDSBURG OH 43068

**FOR LEASE: \$12.00 TO \$15.50 PER SQUARE FEET
MODIFIED GROSS**



Property Features:

- Zoned General Business
 - 2100SF & 900 SF available
 - Located between E .Broad and E .Main Streets
 - Zoned General Business to allow for a wide range of uses from restaurants to commercial garages
 - Retail store fronts with 12' drive-in doors
 - Tenant pays for own utilities and janitorial
-



BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

7821 Taylor Rd SW

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Reynoldsburg, OH 43068 | Licking County | Licking County Market

20,050 SF Retail - Mixed Use Bldg with 3,000 SF Available at \$12.00 - \$15.50 MG



750 sq ft and 2100 sq ft available zoned general business to allow for a wide range of uses from restaurants to commercial garages. Tenant pays for own utilities and janitorial.

Property Type **Mixed Use**

Bldg Size **20,050 SF**

Status **Existing**

Year Built --

Land Area **10.25 Ac.**

Zoning **General Business**

Sublease **No**

% Occupied **95.51%**

Parking Spaces

Parking Ratio --

Tenancy **Multi-Tenant**

Anchors

Anchor SF --

Bldgs **8**

Available SF **3,000 SF**

Max Contig **2,100 SF**

Min Divisible **900 SF**

Rental Rate **\$12.00 - \$15.50 MG**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Floors **1**

Docks / Drive Ins --

Parcel # **6314125800000; 063-141258-00.000**

Operating Exp/SF --

Taxes/SF --

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
B	900	900	900	\$12.00 - \$15.50 MG	Yes	Now	Shop (in-line)	
--								
D	2,100	2,100	2,100	\$12.00 - \$15.50 MG	No	6/1/2017		3-5 years
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Listing Company **Best Corporate Real Estate - James Mangas CCIM (614) 559-3350x 15**

Best Corporate Real Estate - www.bestcorporaterealestate.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.



Date: 05/31/2017

Full Photo Tour

7821 Taylor Road SW, Reynoldsburg, OH 43068

This listing is Active Listed for \$900 MLS # 216010149

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20140930_165040



20140930_165100



S3010007



20140930_165141



20140930_165206



20140930_165225



20140930_165236



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S3010011



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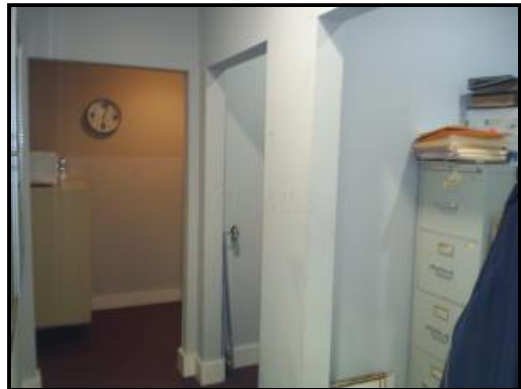
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S3010015



S3010016





site location

16

169

26

COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

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